REAL ESTATE IS WAITING

Increase in Taxation and Campaign Excitement Cause Quiet Business.

Bales in Suburban Property, However, Are Lively-Unprecedentedly Busy Season Among Building Associations.

REAL ESTATE RATHER DULL.

Influence of Heavy Taxation and the Exeltement of the Pending Election. That the real-estate market is very dull at a season when trading is expected to be lively is unfortunately too true a statement regarding the present situation. With the additional lines of electric railway that have been added and other lines promised early next year it was thought that real estate could receive a stimulus amounting to a boom. But the business has not come and with the exception of a few favored additions the transfers have been few. A number of agents are free to say that they expect business will revive after the election is over, and most of them say with due caution that if the Repub-

licans win confidence will be restored and trade will revive. All agree that the high levy for city taxes has had a depressing effect on business by discouraging many who had intended to buy vacant lots and build homes from doing so. The advance in taxation has done much to dissuade would-be purchasers from investing.

During the past week a number of lots have sold in additions outside the corporation limits, chiefly on the electric line to Irvington, at Tuxedo Park and elsewhere.

C. E. Coffin & Co. sold twenty lots in Holloway's West-side addition, between Ohio and New York streets, near the Belt road, closing out the addition. Two weeks ago they sold six lots in this addition at auction, and the remainder were sold to they sold six lots in this addition at auction, and the remainder were sold to one person at wholesale. Mr. Coffin is of the opinion that within thirty days business will improve. "There will be no rush," said Mr. Coffin, "but sales will be good enough to be satisfactory. I think there is danger of overdoing the lot business by bringing too many additions into the market. Way back in 1873 we had faraway cornfields platted and staked out as vay cornfields platted and staked out as lete, and some of them have not got into the market yet. Others are coming in, brought

in by the electric roads."

Col. I. N. Walker thinks the prospect is fairly good for an improvement in trade, and that the great interest taken in the election had doubtless done something to prevent investments that might otherwise have been made.

Another dealer was of the opinion that the electric lines now built and to be built would tend to make suburban property cheaper than much of it has been held, as the amount of ground that will be opened up is practically limitless. He thought there was property enough now in sight divided into lots to provide for a population

BUILDING ASSOCIATIONS.

The various building and loan associa

Remarkably Busy Season-Class of Bad Borrowers-Notes.

tions throughout the city are closing up their loans made through the spring and summer. Of course during the colder months comparatively little business is done in the way of making new loans on account of the few houses erected. Many societies make a point accumulating as much as possible during the fall and winter in order to have a large ready surplus for the brisk demand in the spring. The theory of the plan is that during cold weather money, if sold at all, will go at such a low rate of premium that it is more profitable to the society to hold its funds over until the competition that always en-sues when the building season opens forces the premium rate up to satis-factory figures. A brief tour among the secretaries of several of the larger associations developed the fact that Indian-apolis is just closing what has been by far the best year for building ever experienced. The secretaries were unanimous in their approval of the brisk way in which loans have been called for. Many of the societies have considerably anticipated their collections in order to meet current demands for loans. One association was \$4.-000 in debt, and another \$10,000. These loans had been made both from the banks and from other societies. Everywhere the utmost confidence was expressed in the ability of the borrowers to tide over the winter and keep interest and premium paid up. Another noteworthy fact is that, as a class, the contractors, builders and workmen generally engaged in building are making more money than formerly. There have been no contractors in the local field this year who have taken a great deal of work at lower prices than could possibly be afforded, and then sought relief in flight after beating workmen out of wages and owners out of money advanced. This programme has been carried out almost regularly in years gone by and has been the source of much trouble and loss to the building associations who have usually been caught in the squeeze. The advent of the eight-hour law and the fixed rate of hourly wages for first-class carpenters has done much to make the outlaing pasmess broug able, and has resulted in greater profit and protection to the associations, which have such necessarily intimate relations with the building trades. During the past sum-mer several new societies have been or-ganized and many of the old associations have issued new series. All the associations, without exception, report an un-usually profitable summer and better pros-pects than ever before for a satisfactory

"There is one class of borrowers it is well to keep one's eye on and that is the rapidly increasing one of irresponsible men who make a business of creating houses out of association funds," said the president of a large South-side association yesbegin with they are almost always men who understand enough of carpentry to erect a cheap house. They go to the owner of a new addition who is advertising the

of a new addition who is advertising the fact that he will take a second mortgage from parties who will build. They pay him a nominal sum down on a lot, say \$25, and then begin the erection of a cheap and generally showy house. Their next move is to find a building association that will make a loan upon the property. Their favorite scheme is to borrow just as much as possible upon the property. In order to do this they will make affidavit that the improvements are worth a certain amount. Of course they perjure themselves in so doing, for they usually raise the valuation from \$100 to \$200. The transaction over, they stand as follows: They are out just the \$25 they invested in the lot in the beginning. They are ahead the \$75 to \$175 excess if they have borrowed over the amount actually expended on the house. In addition they have received wages all the time they they have received wages all the time they have been engaged in building the house. The property completed is either offered for sale or trade for anything it will bring from a dollar bill to a spavined horse, or is thrown back on the hands of the second mortgagee, who, to protect himself, is obliged to step in and shoulder the excessive first mortgage. There is a class of men who to my personal knowledge actually almost made a living out of this

Association Notes. The Provident Saving, Loan and Invest-

these sharpers."

ment Association still has a small amount of money to loan. The office is at No. 32 East Market street. The Blake-street association has enjoyed the most profitable summer in its history. More loans have been made than ever before

in the same length of time. The New Year's Association is one of the societies that does a large down-town business. Its affairs were never in better shape, and it reports many accessions and few

The Northeast association has a larger proportion of street-car employes enrolled on its membership than any other of the local societies. Business in this association has been very brisk the past season.

The Equitable association still continues up toward the front of the column in point

for loans continues with little fluctuation.
The Equitable probably makes more loans than any other of the local societies.

The recent fire at the Van Camp Packing Company will bring trouble to many of the employes who are paying for homes through the building societies. Quite a proportion of the five hundred employes were thus situated, the most of them having built in West Indianapolis.

North Indianapolis is the only one of the city's progressive suburbs that has no building association of its own. The many houses now being erected there are the product of the city associations. There is a loud and constant demand for a good, energetic local society, which might and should be organized at once.

The Union Depot Association, No. 2, has never seen fit to change its name to "Station" in conformity to present usage, but it continues, nevertheless, to do one of the best businesses on the South Side. Its membership is made up largely of well-to-do Germans. During the past summer it has made a great many loans.

The Indiana Saving and Investment Association has almost completed its arrangements to put the nickel savings stamp system into effect. The plan has been given a thorough trial in Terre Haute, and has almost doubled the business of the association using it. That it will be as great a success here is a foregone conclusion.

COLLEGIATE ALUMNA.

Annual Meeting of the Indiana Branch-Officers Elected and Work Mapped Out.

The Indiana branch of the Association of Collegiate Alumnæ held its annual meeting yesterday at Miss Harriet Noble's, at Irvington. There were present graduates of Michigan, Kansas, Northwestern, Cornell and Wesleyan Universities and Vassar. Smith, Oberlin and Wellesley colleges.

During the morning Mrs. May Wright Sewall made a report for the committee on university extension. The committee has secured Dr. James A. Woodburn to deliver a course of twelve lectures on the university extension plan, on American political history from 1776 to 1832, to be given in the Propylæum on consecutive Friday evenings, beginning Oct. 30.

The committee have also engaged Dr. Edward A. Rose to deliver a similar course of lectures on social and economic reforms, to be given at the Propylæum on consecu-

to be given at the Propylanm on consecutive Friday evenings, beginning Feb. 5.

The committee are also in correspondence with several university professors, with reference to a course of lectures on English literature. The society, however, decided to abandon the third course for this year, as those arranged for cover the lecture season, Next year arrangements will be perfected to enlarge the work.

TENTION.

The committee was empowered to arrange for a meeting to which the public will be invited, at which prominent men from Indianapolis and elsewhere will speak upon this movement which is having such a wonderful growth everywhere.

The election of officers resulted in the re-election of Prot. Harriet Noble, of Vassar.

election of Prof. Harriet Noble, of Vassar, for president and Miss Amelia Waring Platter, of Wesleyan University, for secretary, and the election of Mrs. J. W. Hasselman, of Kansas University, for treasurer.

After a delightful luncheon, Mrs. W. B. Van Gorder, of Albion, a graduate of Oberlin, read an excellent paper on "Our Vantage Ground," which emphasized the fact that all college-bred people should strive to elevate the standard of education and culture.

Mrs. May Wright Sewall, of Northwestern University, then gave an interesting de-scription of Bolognia and Bolognia Univer-sity, after which the meeting adjourned.

EVANGELICAL CONFERENCE.

Secret Session on Financial Matters-Orphans' Home Report.

The German Evangelical Conference held a secret session yesterday morning, the matter under discussion being a financial one. Members were reticent as to the subject considered, the members having obligated themselves to give nothing out, nor to talk about it except among themselves.

A number of petitions and communications were referred, among them a petition for the publication of a young people's paper, both in German and English; also, a suggestion from Rev. C. W. Sydan that candidates for the ministry be questioned as

to whether they use tobacco.

The report of treasurer W. Yost, of the Orphan's Home, of Flat Rock, O., makes a gratifying showing. In four years the gross receipts of the home have been \$49,867, and there is now a cash balance of \$7,000 in the treasury. The endow-

ment fund of the institution amounts to \$53,856, and the assets in the aggregate are \$114,205.69. The home cares for one hundred or phans, and has no liabilities. A letter from the Universal Peace Conference in session at Vera Cruz, Ind., asking an expression of the conference in favor of an international court of appeal for the adjudication of disputes between nations was referred to the committee on

Sabbath and temperance. The committee on worship reported the following additional assignments for to-day. Zion's Evangelical Church, Rev. H. Guehlich; Oak-street U. B. Church, Rev. J. F. Yerger; dediration of a church at Cumberland, Ind., Bishop Bowman; Grace M. E. Church, Rev. A. Vandersale, in place of Rev.

A. Krecher, excused.

The sum of \$750 for the Evangelical Magazine and \$500 for the Living Epistle and English Sunday-school literature were appropriated as contribution funds. In order that the entire church may be represented in the board of publication, the various conferences were divided into districts, each district to be entitled to one

DAILY WEATHER BULLETIN.

Local Forecasts. For Indianapolis and Vicinity-For the twenty-four hours ending 10 P. M., Oct. 11. terday to a Journal representative. "This twenty-four hours ending 10 P. M., Oct. 11, is their plan of action," he continued. "To 1891-Continued fair weather; nearly stationary temperature.

> GENERAL INDICATIONS. WASHINGTON, Oct. 10.-Foreast till 8 P. M. Sunday: For Indiana and Illinois-Fair; cooler in

> the north; stationary temperature in the south; winds becoming northerly. For Ohio-Fair, except light rain on Lake

> Michigan; colder Sunday night; northerly The storm in Florida has remained stationary, with rains extending to North Carolina. A clearing condition of great magnitude has moved southeast to Lake Superior.

Observations at Indianapolis. INDIANAPOLIS, Oct. 10.

Time. | Bar. | Ther. | K. H. | Wind. | Weather. | Pre. 7 A. M. 30.22 45 85 North. Cloudless 0.00 7 P. M. 30.18 60 54 N'west Cloudless 0.00 perature, 42.1.

The following is a comparative statement of the temperature and precipitation on Oct. 10:

rascality. A league among the associations would soon break up the evil practices of General Weather Conditions. PRESSURE-East of the Rocky mountains the barometric pressure remained high; west from the mountains low; an exceedingly high barometric area is central north

from Lake Superior, TEMPERATURE—Uniform temperature prevailed except from Lake Superior northward, where 30° and less is reported; 50° and below from North Dakota, Minnesota, northern Wisconsin and northern Michigan northward; 60° and above from Utah, Colorado, Nebraska, Texas, Arkansas, Missouri, Indiana and southwestern Ohio

PRECIPITATION-Light rains fell on the south shore of Lake Superior.

Commercial Club Building. The finance committee of the Commercial Club met yesterday afternoon to award the contract for the iron-work for the new club-house. There were only four bidders, three of whom were home concerns. The of size and amount of business transacted. bid of Haugh, Ketcham & Co., of this city. The weekly collections now are well up into being the lowest, the contract was awarded the four figures and are constantly in- to them. Their bid was \$22,198. The other

L'ucker's :: :: Gloves.

SPECIAL OFFERING TO-MORROW

A lot of tan and brown, five hooks, undressed kid gloves, 69c. They will surprise you, worth \$1.25. Get half dozen pairs quick.

Ladies' Chamois Mousquetaire gloves, 89c. Ladies 4-Button Kid, 65c to \$1.75 per pair. Ladies' Mousquetaire Suede, 98c, \$1.25, \$1.50, \$1.75, \$2.00, \$2,25.

Ladies' Driving Gloves, all grades, \$1 and up. Boys' Kids, \$1; Misses' Kids, 75c to \$1. Ladies' Biarritz, \$1; Misses' Biarritz, \$1 per pair. Men's Fine Kid, \$1, \$1.25, \$1.50, \$1.75 and \$2. Men's Alexandria, dressed and undressed, \$2.25. Men's Dent. Gloves, \$1.75, \$2, \$2.25, \$2.50.

SEE THE NEW SHADES.

Men's Buck, Castor, Dog, Mocha, Kangaroo, Antelope, etc., any price, every weight, lined or unlined, 50c, 75c, \$1, \$1.15, \$1.35, \$1.50, \$1.75, \$2. MAIL ORDERS WILL RECEIVE PERSONAL AT-

10 East Washington St.

IN THREE WEEKS IN

Tuxedo Park

See Real Estate Column.

Go Out To-day and Make Your Selection.

C. H. & E. J. RICKERT

56 East Market Street. Office Open Evenings 7:30 to 8:30. Second Floor.

FOR HEATING STOVES

For all kinds of fuel call on us. "M. & D." Wrought Steel Ranges. Best in the world. Call and see this splendid Range. WOOD and SLATE MANTELS.

WM. H. BENNETT, 38 South Meridian Street.

bidders and the amount of their bids were: Frederick Noelke, city, \$23,400; Hethering-ton & Berner, city, \$28,445; and the Iron Bridge Company, Canton, O., \$31,820.

Exciting Runaway. A team of horses driven by Lee Holtzman ran away on Seventh street yesterday from Broadway to l'ennessee. They finally brought up against a telephone pole, striking it with such force as to break some of the wires. The wagon was wrecked but fortunately Mr. Holtzman, and the three ladies who accompanied him, escaped un-

Five Generations at a Golden Wedding. Special to the Indianapolis Journal. SHOALS, Ind., Oct. 10.—This afternoon, at 4 o'clock, Col. Frederick Sholtz and wife celebrated the fiftieth anniversary of their wedding, at their country home, Spring Garden, three miles south of this place. A bost of friends and relatives from Califor-nia, Nebraska and other States were present. Representatives of five generations

were in attendance.

LESS THAN HALF THE PRICE OF OTHER BRANDS + POUNDS, 20 + + HALVES, 10 ¢ QUARTERS, 5 ¢ SOLD IN CANS ONLY.

HALF PRICE.

Notice my half-price table. It contains Books, Magazines. Box Paper, Bibles, etc. These items you can buy at exactly 19 price. Bargains of some kind will be kept on this table all the time. Monday 1 Bible reduced from \$11.50 to \$5.75, 1 Bible reduced from \$11 to \$5.50.

JOHN A. ALLISON, 58 East Market Street.

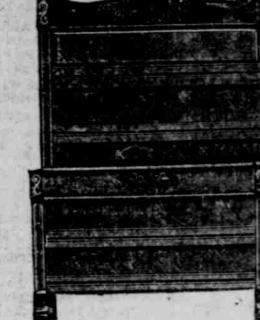
OUR GREATEST EFFORT

Will be to make this week the banner one of the season, and to do it will offer special prices.

THIS ELEGANT

\$18.







CARPET DEPARTMENT

We are busy in this line but will find time to give you polite attention should you call.



Lace Curtains Portieres of the Very Latest Shades.

Go search the world from pole to pole, And scan the planets as they roll In grandeur through the realms of space, And you will never find a place Where furniture as good and nice

As ours sells at such a price. The man who lives up in the moon Will tell you, and that very soon. There's no such bargains in the skies As those we daily advertise.



13, 15, 17,

Delaware.

South

MESSENGER'S - PAYMENTS OR CASH.

Lexington, Ky., and return.

The "Big 4" company will sell tickets on October 14 to Lexington, Ky., and return, on account of the great race between Allerton and Nancy Hanks, at one fare for the round trip, tickets good to return until October 17.

Home-Seekers' Excusion.

To points in Alabama, Florida, Georgia, Kenthoky, Louisiana, Mississippi, North Carolina and Tennes-

see, October 14. The "Big 4" company will sell at one lowest firstclass fare for the round trip, good to return for For information as to the exact points, time and

other particulars, call at "Big 4" offices: No. 1 East Washington street, No. 138 South Illinois street, Massachusetts-avenue and Union Stations. H. M. BRONSON, A. G. P. A.

The Sunday Journal, \$2 Per Annum

The Sunday Journal, \$2 Per Annum

ART EMPORIUM.

ways on hand for people who have to have them "suddenly." Pastels, Engravings, Etchings and Water Colors in the latest frames.

THE H. LIEBER COMPANY.

ACHE-HEAD FOR ALL DICYCLES REPAIRED IN THE MOST PER B feet and promptest manner at J. W. WILL-IAMS'S repair-shop, 232 South Meridian street. NEVER KNOWN TO FAIL, ALWAYS of headache or neuralgic pains, 50c a box, at

lieve you in 15 minutes, at PANTZER'S drug store, 54 West Washington street.

TAKEN UP. RELISHES WITH OYSTERS. ARCHDEA-IF \$50 IS AN OBJECT FOR A PIANO, CALL at warerooms, 506 Park avenue. YOU CAN STOP THAT BEADACHE by using Ache Head; it never talls. Sold at PANTZER'S drug store; open all night.

BICYCLES REPAIRED IN THE MOST PER-fect and promptest manner at J. W. WHLL-IAMS'S repair-shop, 232 South Meridian street. BUSINESS CHANCE. DELISH, PAR EXCELLENCE. ARCHDEAcon's big pickles. WHY SUFFER WHEN ACHElieve you in 15 minutes, at PANTZER'S drug store, 54 West Washington street. YOU CAN STOP THAT HEADACHE by using Ache-Head; it never falls. Sole at PANTZER'S drug store; open all night. ACHE-HEAD FOR ALL nche; never tails. At PANTZER'S drug store. BICYCLES REPAIRED IN THE MOST PER-feet and promptest manner at J. W. WILL-IAMS'S repair-shop, 232 South Meridian street.

NEVER KNOWN TO FAIL, ALWAYS of headache or neuralgie pains. 50c a box, at PANTZER'S drug store. PERSONAL. DELISHES WITH OYSTERS, ARCHDEA-Con's big pickles. WHY SUFPER WHEN ACHElieve you in 15 minutes, at PANTZER'S drug BICYCLES REPAIRED IN THE MOST PER-fect and promptest manner at J. W. Will-lams's repair-shor, 232 South Meridian street. NEVED KNOWN TO PAIL, ALWAYS I I I I I I I I relieves limine of headache or neuralgic pains. 50c a box, at

STORAGE. DELISH, PAR EXCELLENCE, ARCHDEA-

AUCTION SALE. DELISHES WITH OYSTERS. ARCHDEA-B ICYCLES REPAIRED IN THE MOST PER-fect and promptest manner at J. W. WILL-IAMS'S repair-shop, 232 South Meridian street. ACHE-HEAD FOR ALL ache; never fails. At PANTZER'S drug store. CARAND OPENING.

The announcement beretofore made in this paper to the incumbency of saloon, 67 North Hill-nois street, by Messrs. Lentz & Smith, is new in order for a grand ratification to take place Thursday night, Oct. 15. The renovation, as directed under the vigilant eyes of the proprietors, will by this time be fully completed, and the taste displayed by them in fitting it up is in entire keeping with their past records for con-trolling their affairs to the best interests of their patrons. The opening, which occurs Thursday night of this week, will be a grand affair, attended by a picked band of musicians, who will make merry while guests partake in a lu curious repast and choice refreshments. Everybody is invited to be present at 67 North Illinois street.

EDUCATIONAL. DELISHES WITH OYSTERS. ARCHDEA-A conis big pickles. ACHE-HEAD Kinds of head-

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101 East Washington Street.

Telephone 500. Ready framed pictures al-

13 South Meridian street.

PANTZER'S drug store. WHY SUFFER WHEN ACHE-

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PANTZER'S drug store. DERSONAL-ON ACCOUNT OF EMBARK-DIERDORF will sell his stock of pianos and organs at a bargain at his warerooms, 506 Park

lieve you in 15 minutes, at PANTZER'S drug store, 54 West Washington street. DICYCLES REPAIRED IN THE MOST PER-B feet and promptest manner at J. W. WILL-IAMS'S repair-shop, 232 South Meridian street. NEVER KNOWN TO FAIL, ALWAYS of headache or neuralgic pains. 50c a box, at PANTZER'S drug store.

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50 CENTS CASH AND 50 CENTS A WEEK

Will buy a Lot in this Addition.

NO INTEREST,

STEAM PLANTS.

cost to parties purchasing Eagines, Boilers, Feed Water Heaters and Steam Plants for Electric Rail

way, Lighting and General Service.

THOMAS G. SMITH, JR., M. E.,
No. 11 Hammond Building, Cincinnati, O.

NATURAL GAS, SHADE TREES, STREETS IMPROVED, STREETS LIGHTED. Columbia-avenue car line is being extended to the Belt, and will be within one square

121 Lots Sold and 30 Houses on this Addition.

Go See the Addition and you will buy a Lot.

of this addition. ONLY A FEW LOTS TO BE SOLD ON THESE TERMS.

OFFICE OPEN EVERY EVENING.

ROBT. MARTINDALE & CO.

962 East Market Street.

Will be sent to any address in the United States for TWO DOLLARS PER ANNUM.